



## Stanley Road, Diss, IP22 4BN

**Guide Price £230,000 - £250,000**

This detached two bedroom bungalow located just on the outskirts of Diss Town has great access to local amenities, it also comes with the added benefit of a garage, off road parking and no onward chain.

- No onward chain
- Two bedrooms
- Good size lounge
- Conservatory
- South facing garden
- Council Tax Band B
- Freehold
- Energy Efficiency Rating E.



## Property Description

### Situation

Well located within Diss, the property lies within a stone's throw of "Fair Green" found to the south west of Diss. Fair Green has proved over the years to have been a highly regarded and sought after area of Diss having a beautiful assortment of many period and attractive properties surrounding a large green. Additionally amenities are within close proximity lying within the town centre. The historic market town of Diss is situated on the south Norfolk borders surrounded by the beautiful countryside running through the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

A two bedroom detached bungalow built of brick and block construction with a pitched interlocking tiled roof. The property has sealed unit UPVC double glazed windows throughout and is heated by a gas fired central heating boiler.

### Externally

The garden which is located to the rear of the property is predominantly laid to lawn with flower beds and enclosed by panel fencing and a brick garden wall. Being south facing it's an excellent space for any keen gardener or sun enthusiast to enjoy. There is also a pedestrian gate which provides access to the garage and off-road parking space (in front of the garage).

The rooms are as follows:

**ENTRANCE HALLWAY:** Entry via UPVC double glazed door, radiator, airing cupboard, storage cupboard.

**LOUNGE:** Double glazed window to front aspect, radiator, serving hatch to kitchen, double glazed sliding door providing access to conservatory.

**CONSERVATORY:** Double glazed window to front and side aspect, radiator, laminate flooring, exposed brick wall, double glazed French doors to garden.

**KITCHEN:** Double glazed window to side aspect, lino flooring, wall and floor units with roll edge work surfaces over, inset four ring gas hob, stainless steel sink and drainer with mixer tap, integral oven and grill.

**BEDROOM ONE:** Double glazed window to front aspect, built-in wardrobes and radiator.

**BEDROOM TWO:** Double glazed window to front aspect, built-in wardrobe, radiator.

**BATHROOM:** Frosted double glazed window to side aspect, part tiled walls, panelled bath with shower attachment over, hand wash basin with tiled splashback, low-level WC, radiator, extractor.

**VIEWINGS:** Strictly by appointment with Whittlesey Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

**OUR REF:** 8268



## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

